159.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,900 / 681,900
					USE VALUE:	681,900 / 681,900
					ASSESSED:	681,900 / 681,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBER JAY H/ TRUSTEE
Owner 2:	WACHUSETT AVE RLTY TRUST
Owner 3:	
Street 1:	191 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEBER JAY H -
Owner 2:	-
Street 1:	191 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	258,300	3,600	420,000	681,900
Total Card	0.138	258,300	3,600	420,000	681,900
Total Parcel	0.138	258,300	3,600	420,000	681,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.67 /Parcel: 386.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105807

GIS Ref

GIS Ref

Insp Date 06/11/18

!12422!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,300	3600	6,000.	420,000	681,900		Year end	12/23/2021
2021	101	FV	250,600	3600	6,000.	420,000	674,200		Year End Roll	12/10/2020
2020	101	FV	240,300	3600	6,000.	420,000	663,900	663,900	Year End Roll	12/18/2019
2019	101	FV	199,800	3600	6,000.	420,000	623,400	623,400	Year End Roll	1/3/2019
2018	101	FV	199,800	3600	6,000.	354,000	557,400	557,400	Year End Roll	12/20/2017
2017	101	FV	199,800	3600	6,000.	324,000	527,400	527,400	Year End Roll	1/3/2017
2016	101	FV	199,800	3600	6,000.	276,000	479,400	479,400	Year End	1/4/2016
2015	101	FV	188,100	3600	6,000.	240,000	431,700	431,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:42:19

LAST REV

Date	Time
07/01/20	14:10:50
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER JAY H,	58527-550		2/22/2012	Convenience	1	No	No		
WEBER JAY H/TRU	58527-534		2/22/2012	Convenience	1	No	No		
VOCI JOHN J--ET	48504-31		11/16/2006		400,000	No	No		
OLSON CHARLES/E	23582-596		8/26/1993		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	819	Add Bath	1,000	C				
11/7/2018	1658	Insulate	6,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
6/11/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	355	PATRIOT
3/20/2007	MLS	MM	Mary M
4/13/2000	Inspected	264	PATRIOT
12/15/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374365
Depreciation:	116053
Depreciated Total:	258312

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

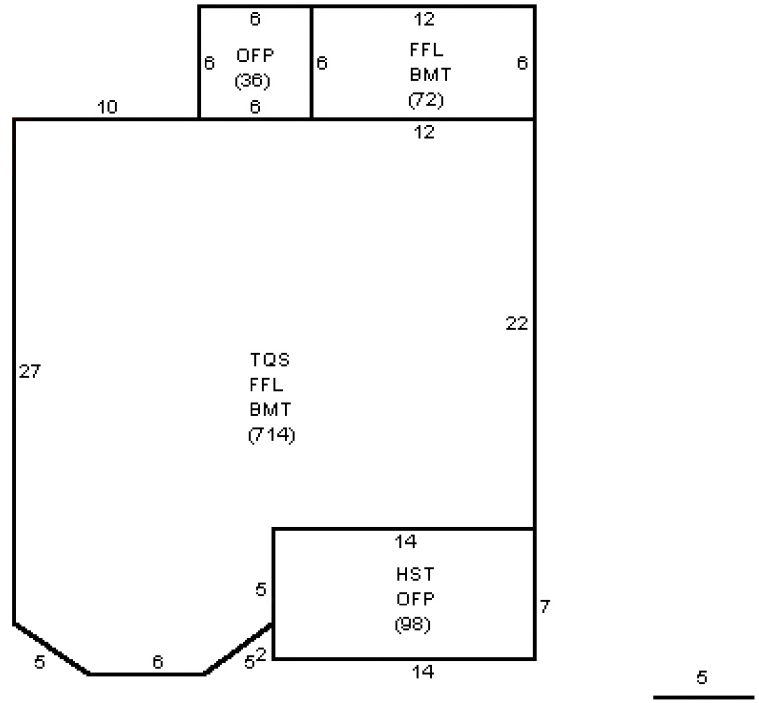
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	112.75
Final Total:	258300	Val/Su SzAd	188.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	786	71.000	55,803
FFL	First Floor	786	178.610	140,384
TQS	3/4 Story	536	178.610	95,643
OFP	Open Porch	134	28.240	3,784
HST	Half Story	49	178.610	8,752
	Net Sketched Area:	2,291	Total:	304,366
Size Ad	1370.5	Gross Area	2518	FinArea 1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X16	A	AV	1925	28.02	T	40	101			3,200			3,200
2	Frame Shed	D	Y	1	3X9	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	10X10	A	AV	1970	6.00	T	39.2	101			400			400

More: N | Total Yard Items: 3,600 | Total Special Featues: | Total: 3,600

IMAGE

AssessPro Patriot Properties, Inc